



Springtide, Porthtowan, North Coast.

Guide £380,000

A superbly constructed four bed detached house of immense quality and character only 250 yards walking distance from the popular sandy beach at Porthtowan suitable as a great investment or family home with full vacant possession. Parking and private rear patio gardens – Viewing essential.

- Fantastic brand new house
- Four bedrooms
- Excellent investment
- 250 yards to the beach!
- Contemporary design
- Luxury Duravit bathrooms

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Springtide Porthtowan North Coast

The Property

This quality new home has to be viewed to fully appreciate the immense character and quality rarely found in new builds. The accommodation is beautifully presented and offers contemporary features with the latest technology including under floor heating, stunning luxury kitchen with appliances, built in Sonus sound system with ceiling speakers and luxury bathrooms by Duravit. This stunning new home would provide a healthy net return for investors or equally would provide a great second or family home.

The Area

Porthtowan is a coastal village on the North Cornish Coast where it is known for its wide soft white sands and dunes and is a very popular tourist destination, many visitors are attracted by the stunning beaches and coastal scenery with some of the best cliff top walks in the county. It is also a blue flag beach and a very popular venue for surfers.

Other local facilities include a beachside bar (the well known Blue Bar), post office and general stores and surf shops. Nearby St. Agnes and Mount Hawke both afford a selection of local shops, church and primary schools. The city of Truro is about nine miles distant and is well known for its good range of shopping and commercial facilities, including banks, building societies, shops, schools, public houses and restaurants. There is a main line link to Paddington, London.

The Accommodation

Double glazed door to:

Entrance Hallway Brazilian slate floor and under floor heating. Door to lounge. Door to kitchen/dining room. Door to wet room. Stairs to first floor. Door to understairs storage cupboard.

Sitting Room 20'3" x 10'6" (6.17m x 3.2m). Double glazed sliding sash window to front elevation with a louvre blind. Double glazed sliding patio doors to rear elevation overlooking rear patio. Television and telephone points. Inset spotlights. Sonus surround speakers.

Wet Room Wall mounted Mira power shower. Suspended WC with push button flush. Wash hand basin. Heated towel rail. Extractor.

Kitchen/Dining Room 20'3" x 10'8" (6.17m x 3.25m). "Rotpunk" stylish kitchen with matching wall and base units with composite worktops and inset one and a half bowl sink drainer. Matching central island. Fitted dishwasher and inset Bosch double oven. Bosch hob with stainless steel extractor over. Two double glazed sliding sash windows to rear elevation overlooking the rear courtyard. Double glazed sash window to front elevation. Brazilian slate floor with slate skirting. Television point. Sonus surround sound speakers. Under floor heating. Door to:

Utility Room 6'4" x 5'10" (1.93m x 1.78m). Double glazed stable door to rear patio. Slate flooring with slate skirting and under floor heating.

Galleried Landing Doors to four bedrooms and family bathroom. Door to storage cupboard housing water tank. Wall mounted thermostat control. Radiator.

Double glazed window to front elevation with louvre blind. Loft hatch with pull down ladder.

Bedroom One 12'1" x 10'7" (3.68m x 3.23m). Double glazed window to rear elevation. Radiator. Television point. Sonus surround sound speaker. Door to:

En Suite Shower Room Obscure double glazed window to rear elevation. Low level push button flush WC. Wall mounted wash hand basin. Corner shower with Mira power shower over. Heated towel rail. Tiled walls and floor. Extractor fan. Sonus roof mounted speaker.

Bedroom Two 10'9" x 10'4" (3.28m x 3.15m). Double glazed sliding sash window to front elevation with fitted louvre blinds. Radiator. Television point.

Bedroom Three 7'10" x 7'5" (2.39m x 2.26m). Double glazed sliding sash window to front elevation with fitted louvre blinds. Radiator. Television point.

Bedroom Four 9'7" x 7'2" (2.92m x 2.18m). Double glazed sliding sash window to rear elevation. Radiator. Television point. Sonus speakers.

Family Bathroom Duravit suite comprising of panelled enclosed bath with flexi shower attachment, suspended wash hand basin and low level flush WC. Heated towel rail. Tiled walls and tiled floor. Double glazed obscure sliding sash window to rear elevation with Louvre doors. Extractor fan. Sonus speakers.

Outside The front of the property is approached off Beach Road with a natural stone paved area used for parking. Gated access to the side and rear where there is Indian stone paving continuing to a large patio area benefiting from outside lighting and **outside shower**.

External oil combi boiler. Storage shed. To the rear there are raised flower beds with external Sonus speakers and outside patio heaters. External power points. Outside tap. Large roller sun canopy.

Services -Mains water, drainage, electricity, Oil boiler.

Pictured below - the lovely beach at Porthtowan.



P568 Printed by Ravensworth 01670 713330

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